



**City of Coral Gables
CITY COMMISSION MEETING
October 8, 2019**

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables, Florida approving the filing of an application by Alta Developers, LLC, pursuant to the Dispute Resolution Agreement between the City and Mundomed S.A. and South High Cliff Corp., to receive transfer of development rights for the proposed mixed use project to be located at 250 Bird Road.

BRIEF HISTORY:

In May 2017, the City Commission approved a Dispute Resolution Agreement (the “Agreement”), whereby the City agreed that owners of a property to be rezoned to a less intensive use and conveyed to the City were entitled to 50,000 square feet of TDRs which may be transferred to and utilized in either the Central Business District (“CBD”) or the North Ponce Mixed Use Corridor, but also in other Commercial and Industrial Zoned areas of the City, which do not abut and are not adjacent to either (1) South Dixie Highway or (ii) properties zoned Single Family Residential, with the filing of the TDR application being subject to the absolute discretion of the City Commission. The Agreement further provides that the TDRs may be used to transfer density units at a ratio of 1,000 square feet being equivalent to 1 density unit.

Alta Developers, LLC (the “Applicant”) has submitted a request for City Commission approval to file an application for receipt/use of transfer of development rights (“TDRs”) available pursuant to the Agreement for a proposed mixed use project to be located at 250 Bird Road (the “Receiving Site”). The Applicant intends to apply to receive 7,000 square feet of TDRs available pursuant to the Agreement, but because the Receiving Site is not located in the CBD or North Ponce Mixed Use Corridor, the filing of the TDR application requires Commission approval.

The proposed development will include residential, office, and retail uses. According to the request, the utilization of the TDRs will permit an increase in FAR from 3.5 to 3.58—a 2.3% increase in FAR, which is within the 25% increase in FAR permitting when FARs are utilized.

City Commission approval of the request would be solely as to the Applicant proceeding with filing the TDR application, subject to the process set forth in Article 3, Division 10 of the Zoning Code.

ATTACHMENT(S):

1. Draft Resolution
2. Applicant’s request
3. Dispute Resolution Agreement